

RESOLUTION NO. 2009-19

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS PARTIALLY GRANTING AN APPEAL AND APPROVING
A CONDITIONAL USE PERMIT FOR A COTTAGE INDUSTRY FOR
GAME MEAT PROCESSING AND MEAT CUTTING**

WHEREAS, an application was filed by Casey Hayes, Flagstaff, Arizona (Case No. CUP-09-010), for a conditional use permit for a cottage industry for game meat processing and meat cutting on 2.42 acres in the AR-2 ½ (Agricultural Residential, 2.5 acre minimum lot size) Zone on property located at 10101 N. Stardust Trail in Doney Park and identified as Assessors Parcel Number 301-20-016B;

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on March 31, 2009, and approved the conditional use permit with ten conditions of approval; and

WHEREAS, an appeal was filed by the applicant Casey Hayes within 15 days of the Planning and Zoning Commission hearing, with that appeal addressing three of the conditions of approval; and

WHEREAS, the Board of Supervisors has held a duly noticed public hearing on May 19, 2009; and

WHEREAS, the Board of Supervisors has determined that the findings for the granting of a conditional use permit have been met;

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors hereby partially grants the appeal and approves the conditional use permit (Case No. CUP-09-010) for the cottage industry for game meat processing and meat cutting on the above-described property subject to the following conditions:

1. The business shall be operated in accordance with Section 14.3, Cottage Industries, except for any waivers contained herein.
2. A remodeling permit shall be obtained from the County Building Division to correct all building and health code deficiencies identified by the Building Official and/or the Health Department. All required work shall be completed prior to September 1, 2009.
3. The portable toilet behind the shop shall be eliminated, and employees shall be provided access to fully-equipped interior restroom facilities.
4. A 40 foot solid block wall six feet in height shall be constructed along the south side to screen the coolers, dumpster, and utility structures. Trees shall be planted along the west side to provide screening, subject to the approval of the Director of Community

Development. The color and materials of the wall shall also be subject to the approval of the Director of Community Development prior to installation.

5. The dumpster shall be contained within the fenced yard or a separate fenced enclosure with gates located at least 25 feet from the front property line and at least 20 feet from any side or rear property line. The location, color, and materials of the dumpster enclosure shall be subject to the approval of the Director of Community Development prior to installation.
6. The commercial truck (mobile meat processing unit) and any other commercial vehicles or trailers associated with the business shall be parked or stored at the back of the property. The box of the commercial mobile meat processing truck shall be painted to cover the existing signage. If the signage on the truck is to remain, the truck must be removed from the site.
7. Signage for the business shall be limited to the existing three-foot diameter non-illuminated sign located on the front wall of the shop.
8. The number of outside employees who do not reside on the premises shall generally be limited to three with the exception that there may occasionally be up to four outside employees on an intermittent basis during the busy season of September through December.
9. This CUP shall be valid for a period of three years and subject to application for renewal on or before March 31, 2012. Renewal of the CUP shall primarily be based upon the record of compliance with the conditions of approval, and such conditions may be subject to modifications or new conditions may be added as necessary.
10. All of the meat freezers and coolers shall be painted only on vertical accessible surfaces the same color as the residential house.

PASSED and ADOPTED this 19th day of May 2009.

AYES: 3
NOES: 0
ABSENT: 2



Matt Ryan, Chair
Coconino County Board of Supervisors

ATTEST:

APPROVED AS TO FORM


Clerk of the Board
Deputy County Attorney